



**Town of Arlington, Massachusetts**  
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## **Redevelopment Board Minutes 12-11-2000**

Members Present:

John FitzMaurice  
Nora Mann  
Ed Tsoi  
Barry Faulkner  
Roland Chaput

In addition: Alan McClennen, Jr., Secretary ex officio  
Kevin O'Brien, Asst. Dir. of Planning & Community Dev.  
Laura Wiener, Housing Director  
Joey Glushko, Planner

8:00 p.m. Mr. McClennen informed the Board that Mr. Farrington was unable to be present that evening to meet with the Board. Mr. FitzMaurice decided that we would proceed with items on the Director's Report until the 8:30 p.m. agenda item.

Director's Report:

Mr. McClennen informed the Board that he had hired Joey Glushko to fill the vacant Planner's position. The Board welcomed Joey to the Department.

Reed's Brook Status Report: Mr. O'Brien briefed the Board on the status at Reed's Brook.

Open Space Zoning: The Board had a discussion about the necessity or the desirability of the Open Space Article. It was agreed that we needed to be very clear why this district was important. The staff will continue to work on this subject and report back to the Board for further discussion.

8:30 p.m., the Board met with Michael Collins and his consultants to review the preliminary planned land use concepts for 30 Water Street. Michael Collins was assisted by Richard Keshian, his local attorney, and Marshall McLean from Donham and Sweeney. In addition several members of the Russell Street neighborhood were present, including Bob Botterio, David Whittredge, and Steve Makowka.

There was a presentation by Marshall McLean about the alternatives that had been examined by the architects. They included four housing schemes, essentially with forty dwelling units with housing types and styles generally consistent with the neighborhood. Discussion evolved around the four schemes, whether they should have enclosed open space, space, walkthrough open space, whether the cars should be parked in the front or the rear and other issues relating to design concepts. The feeling was that any development at 30 Water Street should become part of the neighborhood and that it should include access to Buzzell Field. In addition, several neighbors felt that the cut-through from Water Street to Mill Street should be evaluated as part of any work at 30 Water Street. Neighbors felt that they were pleased with the general direction of the architect and the developer.

Ed Tsoi summarized the feelings of the meeting and suggested that it would be appropriate to develop a model of the neighborhood to show how this development could be incorporated into the neighborhood context.

9:30 p.m. — Board met with Jack Wise of Burkhard Development Corporation; Bill Sovie, a member of Mr. Wise's staff was present. Mr. Wise indicated that he was anxious to receive a foundation permit and informed the Board that he was looking at an housing option for the site as well as the hotel, which has already been approved by the special

permit. Mr. Wise said that he wanted the foundation permit so that he could begin work and no matter what happens whether it is a hotel or a housing scheme, the foundation is fixed due to several years of litigation relating to this project. Members of the Board pointed out that they have never granted a foundation permit this early in the development process. Several comments from neighbors pro and con about the site; Selectman Diane Mahon complimented Mr. Wise for looking at housing at the site. Mr. McClennen suggested that if Mr. Wise wished to proceed with the housing alternative he should file immediately to include the housing as an allowed use in his existing special permit. Mr. Wise indicated that he would evaluate his choices and come back to the Board.

10:15 p.m. — Board reconvened the hearing on the petition of Nextel Communications for 13 09-1323 Massachusetts Avenue, EDR Number 3134.

George Chianis, representative of Nextel, was present, as was Chris Francis and Dean Valadonia, the RF engineer. Mr. Chianis showed how they would install a stealth solution on the west side of the building so that it would not be visible from Massachusetts Avenue and Park Avenue. They were using smaller boxes and were also reducing the size of the structure on the roof so that the facility would not be visible from Massachusetts Avenue.

Motion: Moved by Mr. Chaput, seconded by Ms. Mann, that the special permit be granted with conditions and to approve the drawings at 100%; unanimous vote in favor.

10:30 p.m. — Board to confirm approval of 100% plans and specifications for Tea Tray in the Sky, EDRNo. 3133.

Cynthia Gold was present to review the 100% plans.

There was discussion concerning the desirability or the necessity for a baffle around the air conditioning unit on the roof. It was agreed that the project would be approved without any baffling but the Board would continue to monitor the situation.

Motion: Moved by Nora Mann, seconded by Roland Chaput, that approval be given on the 100% plans and specifications with the understanding that the Board will return to discuss the issue if noise is excessive; unanimous vote in favor.

Motion: Moved by Mr. Tsoi, seconded by Mr. Chaput, that the staff engage an acoustical engineering consultant to get concrete criteria established in order to properly evaluate noise issues on buildings in Arlington; unanimous vote in favor.

10:45 p.m. — Director's Report:

Temporary sign — Sunrise Assisted Living; moved by Mr. Chaput, seconded by Ms. Mann, that the sign be approved; unanimous vote in favor.

Request for approval of sign change, 1398 Massachusetts Avenue, Hollywood Video, et al.

Motion: Moved by Mr. Tsoi, seconded by Ms. Mann, that the sign changes be approved under the supervision of the Department of Planning and Community Development; unanimous vote in favor.

Schedule: The next meeting of the Board will be on January 8, 2001.

Adjournment: 11:11 p.m. — Moved by Mr. Tsoi, seconded by Ms. Mann, to adjourn; unanimous vote in favor.

Respectfully submitted,  
Alan McClennen, Jr.